

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Ward Eshleman  
629 S.W. 3 Ave.

**Case #:** 133-R-01

**Date:** December 11, 2001

**Comments :**

1. The engineer shall apply for and obtain a general or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable.
2. The license(s) mentioned in item 1 shall be submitted with certified calculations and the engineer of record's approved design drawings with the application for the building permit.
3. Verify whether any power, signal, or other utility poles interfere with any proposed accesses for this site, and immediately begin coordination of the relocation of either accesses or the poles.
4. Insufficient stacking is provided for entrances from S.W. 4 Avenue. A 44 ft. stacking area is required from S.W. 4 Avenue since it is a Broward County trafficway.
5. A five (5) foot road right of way dedication is required on S.W. 3 Avenue to properly align and result in the required continuous dedication of a sixty (60) foot wide road in accordance with Section 47-24.5 of the ULDR. Please submit required documents (forms are available from Tim Welch at the One Stop Shop) for dedicating this land to the public.
6. The applicant is advised to review ownership and encumbrance report to determine if any other easements have been dedicated for public use which may interfere with proposed building plans. Any such easements dedicated must be vacated prior to issuance of a building permit.

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7. The landscaping plans appear to indicate large street trees under power poles along S.W. 3 Avenue. These trees should be evaluated prior to acceptance or relocated outside these required areas as determined by Dave Genarro, LPE.
8. The retail and loading uses indicated on this site may require further evaluation for placement of curb and gutter section along S.W. 3 Avenue (portions of both sides) to help control parking and ensure and reduce swale area maintenance and impacts, respectively.
9. Any proposed loading zones should be properly delineated and dimensioned on site plan and the function and circulation shall be evaluated by a professional engineer. While the turning radii appear to properly demonstrate adequate design for helping avoid impacts to adjacent sites. This must be further evaluated prior to final DRC approval.
10. Provide a photometric (lighting) plan for review per 47-20.14 ULDR.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** Ward Eshleman

**Case #:** 133-R-01

**Date:** 12-5-01

**Comments:**

- 1) Fire sprinkler system required at permit, NFPA 101-1994, 24-3.5.1
- 2) Flow test required
- 3) Civil plan must show fire mains DDD, Hydrant and FDC.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Ward Eshleman

**Case #:** 133-R-01

**Date:** December 11, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Ward Eshleman

**Case #:** 133-R-01

**Date:** 12/11/01

**Comments:**

1. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.
2. All Tree Preservation Ordinance requirements apply. Provide tree protection detail for existing trees to remain. Note: "equivalent replacement" for trees removed to be above min. site Code requirements.
3. There was previous tree removal on this site. An "after-the-fact" tree removal permit was issued, which included "equivalent replacement" requirements. Reference these requirements on the Landscape Plan.
4. Make sure required trees meet the min. ht. requirements. (Some of the Gumbo Limbos are shown at a 5' ht.)

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Division: Planning

Member: Jim Koeth  
828-5276

Project Name: Ward Eshleman

Case #: 133-R-00

Date: December 11, 2001

**Comments:**

1. Proposal located within the RAC-SMU Zoning District. Site plan approval subject to 30 day City Commission call-up provision.
2. Discuss loading/unloading area with Engineering Rep. and applicant at the meeting.
3. Discuss uses permitted within RAC-SMU district with applicant and Zoning Rep. at the meeting. ULDR does not permit repair.
4. Provide lighting pole detail (height, type, shield et. al.).
5. Canopy cannot extend beyond the property line. Discuss with Zoning Rep. and applicant at the meeting.
6. Indicate adjacent building outlines on site plan.
7. Provide additional street trees along SW 3 Ave.
8. Provide street trees along SW 4 Ave.
9. Curb all driveway radii.
10. Provide text narrative outlining proposed operations (hrs. of operation, uses, security et. al.).
11. Indicate proposed signage and provide details.
12. Discuss customer pick-up driveway with Engineering Rep. and applicant at the meeting. Accommodate ingress/egress?
13. Label colors on the elevations.

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14. As per ULDR Sec. 47-19.2, all mechanical equipment must be screened. Discuss with applicant and Zoning Rep. at the meeting.
15. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
16. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Robert Dodder  
828-6421 beeper 497-0628

Project Name: Ward Eshleman

Case #: 133-R-01

Date: 12/11/01

**Comments:**

The loading zone as placed in close proximity to the residential area, may create a noise complaint issue. This loading zone location may not meet neighborhood compatibility standards.

The loading zone placement may create a vehicular, pedestrian and forklift movement conflict.

The Northeast and to a lesser degree, the Southeast warehouse doors are vulnerable to attack by burglars. Suggest that target hardening concepts be applied to these doors.

An intrusion detection system is suggested.



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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Ward Eshleman

**Case #:** 133-R-01

**Date:** 12/11/01

**Comments:**

1. Discuss stacking distance from S.W. 4<sup>th</sup> Ave. and requirements for additional right-of-way with the Engineering representative.
2. Discuss customer pickup operations with applicant and Planning representative.
3. Repair/service is not listed as a permitted use in the RAC-TMU zoning district. Installation electronics are permitted as an accessory to electronic sales and in wholly enclosed building in accordance with section 47-13.14.
4. Light fixtures shall comply with the setback requirements of the zoning district in which they are located in accordance with section 47-19.2.R.
5. The building shall be setback three (3) feet from the alley in accordance with section 47-23.3.
6. Site wall shall setback three (3) feet from the property line when adjacent to a street (S.W. 3<sup>rd</sup> Ave. and the alley) in accordance with section 47-19.5.
7. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
8. Offstreet parking agreement shall be provide in accordance with section 47-20.18 prior to a certificate of occupancy being issued.
9. Signs shall comply with section 47-22.
10. The handicap ramp shall not be located in the access aisle in accordance with the Florida Accessibility Code section 4.6.3.

Additional comments may be forthcoming at DRC meeting.